

SUMMARY

The Land Development Plan has been prepared by the Biscoe Area Planning Board after considerable study and deliberation. The objective of the planning program is to achieve a more wholesome and desirable community by guiding the natural growth and change which will occur in the future. The Land Development Plan is the course of growth which the Planning Board considers to be in the best interests of all of the citizens of the planning area over a long period of time.

The plan may never be fully realized, and it may require changes from time to time. Nevertheless, the plan should be considered as the best available guide for future growth and development. The plan will be of little value unless private citizens and public officials continue to be aware of and in accord with the plan's basic objectives, and thus attempt to bring it to realization through their individual and collective actions. The most effective means of achieving a wholesome and desirable community environment is through the voluntary actions of each individual as a result of seeing the advantages of the planned development.

A significant activity of the Planning Board in the future will be the guiding of individuals and agencies in their plans for development. The reports and plans prepared by the Planning Board should be made conveniently accessible to the public. The Planning Board should continue to listen to ideas and proposals made by the public. Individuals and groups planning new developments and structures should seek the Planning Board's advice at an early date so as to eliminate conflicts with overall proposals.

The town has several legal tools which it may adopt to guide wholesome and desirable community development. The Planning Board will study these matters and make recommendations to the Town Board concerning their adoption and enforcement.